

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
February 14, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

ROLL CALL:

Present: Emerick R. Bakaysa, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson
Absent: Joanne Bilotta

INFORMATION MEETING: See separate minutes.

General Session Meeting called to order at 7:35 PM

1263 Reservoir Road, P.J. Keating Co.- Development Plan Review Findings and Directives- Chair read the Findings into record and requested comment from Board Members. Questions concerning #12 and #13 arose (see attached copy of Findings). Clarification was requested as to the effect the waivers would have on the project. Concern was expressed that without a formal written Environmental Impact Statement (EIS) the Town records would not be complete. It was suggested more verbiage be added to #12 and #13. After the Chair read the Directives into record (see attached copy of Directives), and more discussion ensued, no changes were made to #12 and #13. Discussion on #1 of the Directives included a reading of the content of the EIS by the Peer Reviewing Engineer. It was noted that all issues in the EIS were included on the Plan and a written EIS would be duplication. Mr. Marsden's response as to the value of the methodology of EIS reporting on the Plan versus an individual document was that he preferred it on the Plan as the Plan would be with the construction crew in the field. The purpose of the requested waiver for placing utilities underground was that the footprint for the new towers was the same and all utilities were presently underground. It was further recommended that since Section 5.3. allows the Planning Board to waive the height within the approval of a Development Plan Review and approval of the Fire Chief, that the Directives be modified to address that issue by placing the item as #3 (following the other two waivers). The new #3 Directive shall read as follows: *The Applicant _____ will, _____ will not be granted a waiver from the Protective Bylaw of the Town of Lunenburg, Amended through May 1, 2010 §5.3. Building Height, subsection 5.3.1.3. "maximum height unless approved with a Development Plan Review and approval of the Fire Chief".*

Chair asked for a Motion to approve or disapprove Waiver #1 (EIS report). Motion, Mr. Lockwood, Second, Mr. Saiia. Discussion ensued. Mr. Lockwood commented that he was not comfortable allowing the waiver as it was customary procedure and the Applicant did not offer any reason it would be detrimental to the project. He felt the items listed in the EIS could be both on the Plan and submitted as a separate document. Board concurred. Vote was 4-0 not to grant Waiver #1 and the Applicant was instructed to submit a written EIS noted as Schedule J in the Rules and Regulations Governing the Subdivision of Land and under Section 5.3. of the Zoning Bylaw.

Chair asked for a Motion to approve or disapprove Waiver #2 (underground utilities). Motion to approve, Mr. Bodkin Jr., Second, Mr. Lockwood. Roll call vote- Mr. Saiia, nay; Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Mr. Bakaysa, aye. The vote was 3-1.

Chair asked for a Motion to approve or disapprove Waiver #3 (granting increased height). Motion to approve, Mr. Bodkin Jr., Second, Mr. Saiia. Roll call vote- Mr. Saiia, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Mr. Bakaysa, aye. The vote was 4-0 to grant waiver #3.

Chair asked for a Motion to approve the Findings and Directives as amended. Motion to approve, Mr. Bodkin Jr, Second, Mr. Saiia. Roll call vote- Mr. Saiia, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Mr. Bakaysa, aye. The vote was 4-0.

CHAIR- Introduction to Duties of the Planning Board- Chair gave a brief introduction of the goals and objectives of the Planning Board. He noted the rights of the land- and home- owners as well as what is in the best interest of the Town as it related to **zoning** objectives. He pointed out the goal of protecting the rural character of the Town as well as consideration of the tax base from commercial developments. He stated that zoning is always fluid with changes and mandates and Planning must be looking at the vision set for today and looking for the vision of tomorrow.

MINUTES – APPROVAL: Signed Executive 1-10-11, Motion, Mr. Bodkin Jr., Second, Mr. Saiia. Signed Executive 1-24-11, Motion Mr. Bodkin Jr., Second, Mr. Saiia. Signed Regular Session 1-24-11, Motion, Mr. Saiia, Second, Mr. Bodkin Jr.

NOTICES AND COMMUNICATION: IMA Devens Household Hazardous Waste Facility- Board of Selectmen voted at its February meeting to be part of the Facility Plan with nine other communities. SelectBoard also approved a Lunenburg Aggregation Plan. Request for Proposal (RFP) will be sent out. Copies available at SelectBoard's office.

COMMITTEE REPORTS:

MJTC- No report

MRPC- Mr. Bodkin Jr. reported on a presentation on "In The Cloud" - a basic tracking system to which components can be added.

DPW Building Committee- No report

Capital Planning Committee- Director reported that the Committee is ready to meet with the Town Manager on the prioritization list prepared by the Committee and funding process.

Nashua River Workshop- Director noted that the workshop was centered on Low Impact Development (LID) and stormwater procedures. Two other workshops are planned which appear to be more in depth on the topic. Director will let members know upon receipt of notice.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Bylaw Changes/Annual Town Meeting- Director informed the Board that the Warrant for Town Meeting Articles was opened on February 8th and will close on March 14th. Chair asked members to bring forth concerns for the Board's February 28th meeting.

CHAPA, Lunenburg Estates- Director read CHAPA letter to Zoning Board of Appeals (ZBA) Chair, Donald Bowen concerning status of 40B entitled Lunenburg Estates (1229 Massachusetts Avenue, Lunenburg), and CHAPA (Citizens' Housing and Planning Association). CHAPA is the monitoring association for this project. The applicant is Bovenzi Inc., Leominster, MA. Report is available at the ZBA office in the Ritter Memorial Building.

Summer Street- A brief discussion was held on proposal for three towns (Fitchburg, Lunenburg, and Leominster) to reconstruct Summer St. Noted meeting of Board of Selectmen and the Planning Board. Questioned was how the percentage of cost for the design was created. Response was the length of roadway in each community. Chair asked members to take a visual look at Summer Street.

Green Community Task Force- Director noted RFP has been prepared for a solar farm at the old Town landfill. John Londa gave a report to the Board of Selectmen. Issue was brought forth that portions of the landfill have already been designated for other purposes. Also noted was the portion of cost that could be passed on to the ratepayers. The Task Force will meet February 15th to discuss these issues.

Open Space- Director reported all the work has been done. She noted that the Committee had until 2014 to address the issues. The Committee chose to address them immediately to ensure Lunenburg's status for funding. The report is being put together for submittal to the Planning Board, Conservation Commission, Board of Selectmen and MRPC.

134 Leominster Shirley Road Tradex Corp. c/o Charles Gitto- Director notified the Board that Whitman & Bingham Associates, LLC will seek a zoning change from Industrial to Commercial. The Applicant wants the Planning Board to sponsor the Article on the Warrant. Chair asked for members to view the area. Director will try to reach Ecological Fibers to inquire as to their long range plan. It will be important as to amount of land that could be considered for a zoning change.

CLURPA Tabled until next meeting.

DEVELOPMENT STATUS REPORTS:

Highfield Village, 361 Mass Ave- Project Engineer Kent Oldfield submitted a new sewer design to the Sewer Commission and the Planning Board. The Sewer Manager has sent the design out for review to Weston & Sampson, their reviewing engineer. The Board will have to do a quick review to ascertain whether the new design will affect the Planning Board's review.

Emerald Place at Lake Whalom, 10 Lakefront- Director noted that the building report from Jay Hoag noted they will start setting the 2nd multi-family on February 15th and the tower will be set one day each on February 15th, 18th, 23rd and 25th. In addition, four trucks will arrive with modular boxes from February 14th – February 25th. The status of occupancy is that nine out of ten townhouses are leased to own. Further townhouses will not be constructed until spring. Weather permitting, the multi-family second unit will be constructed starting February 14th. The first multi has one ownership and 27 units leased to own. Model is open. The villa has one model up and completed and will be ready to show. There are 20+ boxes on site and more will be delivered the week of February 20th. There was one issue concerning snow. Once informed, the Applicant took care of it immediately.

Tri Town Landing, 37 Youngs Rd- Director noted report on school children in the units rented presently; 17 children in 30 units. The School Superintendent also received the report and is checking if any of the students were already registered by being residents in other housing in Lunenburg. So far only six students have entered the system. Director has begun researching the 40S connection to 40R developments. Lunenburg students in the 40R would have to qualify. Presently two towns have qualified, but have not been funded. The process will not be addressed until the annual report to the State, July 1st.

UNFINISHED BUSINESS:

Lunenburg Crossing- Work was not completed before the recent snow. The Conservation Agent has some concerns. Inspections and regrouping will start again when the weather permits.

MEETING SCHEDULE:

February 2011-

February 16, Master Planning Workshop

February 28, Planning Board Meeting, Ritter Memorial Building

March 2011-

March 14, Planning Board Meeting –televised

March 21, Master Planning Workshop

March 28, Planning Board Meeting, Ritter Memorial Building

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

OFFICE. No issues

EXECUTIVE SESSION: Separate minutes

ADJOURNMENT: Adjourned Regular Session 8:20 PM to enter Executive Session.